



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105058-25

In the matter of: 635, 8763 Bayview Avenue
Richmond Hill ON L4B3V1

Between: Ioan Pop Landlord

And

Omar Ayah Tenants
Helema Constans

FEB 26, 2026

Ioan Pop (the 'Landlord') applied for an order to terminate the tenancy and evict Omar Ayah and Helema Constans (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on February 19, 2026.

Before the start of the hearing the Landlord Ioan Pop, the Landlord's lawyer Jacqueline Gelfenbein and the Tenant Helema Constans, on behalf of both Tenants engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The current monthly rent is \$2,200.00 and is payable on the 10th day of the month.
2. The total arrears of rent owing up to March 9, 2026, including the application filing fee are \$4,736.00.
3. If the Tenants want to terminate their tenancy on or before April 9, 2026, the Landlord agrees to accept 30 days notice of termination and will then apply the last month rent deposit to the last month of the tenancy.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$4,736.00 for arrears of rent up to February 28, 2026, and costs.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2,200.00 payable on or before March 2, 2026
 - b) \$2,536.00 payable on or before March 30, 2026
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **March 10, 2026** to **April 9, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **February 28, 2026**.

February 26, 2026
Date Issued

Diego Fernandez-Stoll
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

